

**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES**

June 11, 2014, 7 P.M.

SETH VENTRESS BUILDING, MARSHFIELD

ATTENDANCE

CPC Members Present: Brian Wall, Tom Whalen, Bill Ivey, Kevin Cantwell, Kerry Richardson, Tim Russo. Absent: Dan Donovan, David Paliotti.

Others in attendance: Sheila Gagnon, Cheri Whalen, Andrew Zona, Cindy Castro, Bill Sullivan, Carol Hamilton, Karie O'Donnell.

1. Call to Order

MOTION: Brian Wall made a motion to call the meeting to order at 7:10 p.m. Motion second by Kevin Cantwell. All in favor.

2. Comments/Ideas from Residents

- Chairman Brian Wall introduced the Community Preservation Committee members and gave an overview of the application process for community preservation funding. Brian Wall asked meeting attendees to talk about their projects and ideas for the community.

Beaches

- Beach Administrator Cindy Castro and Lt. Bill Sullivan provided information on Marshfield's beaches and some of the projects they think would benefit the community.
- Cindy Castro said at Rexhame Beach the current bathrooms were built in three sections beginning in 1953 but porta potties are used at the other beaches.
- Cindy Castro said some of the ideas they would like to see at the beaches include expanded bathrooms, outdoor showers and rinse stations, lifeguard storage space, better ADA access to the beach, better access to the South River for recreation, a link with the Recreation Department facility almost directly across the river, picnic tables with a shade structure, a small playground.
- Tom Whalen suggested having a feasibility study done of all the town's beaches to evaluate what we have and what can be done in each area.
- Cindy Castro said the town sells 3,800 resident beach stickers annually for 550 parking spaces.
- Cindy Castro said there is a real need for recreational opportunities at the beach.
- Cindy Castro said the DPW has indicated it can run the sewer line the rest of the way to the parking area from where it stops, and there is also a need for beach nourishment and restoration.

Historical Society Photos

Approved 09.10.2014

- Cindy Castro, also representing the Historical Society, said they are seeking funds to restore old photos and for restoring the one room school house.
- Tom Whalen said he has spoken with Narice Casper in the Clerk's Office about restoring records there and perhaps they could do them jointly. Tom Whalen will also speak with Libby Bates in the Assessor's Office about restoring their records.

Senior Center

- Carol Hamilton and Sheila Gagnon of the Council on Aging said they would like to come back to CPC for guidance on a better design for an outdoor athletic facility and will be in touch.
- Sheila Gagnon said Rocco Longo and the town will look into developing plans for a second floor at the Senior Center next spring.

Open Space

- Karen O'Donnell, chair of Open Space Committee said there a couple of potential land purchases on the agenda which she is not sure will happen.
- Karen O'Donnell said Open Space may look for funding for trails at the Pratt Property.
- Brian Wall asked Karen O'Donnell what Open Space opinion is on projects not moving forward such as at Holly Hill.
- Karen O'Donnell said that as she understands it is not her job and she does not think Open Space should be following through after a purchase.
- Tom Whalen said he agrees but thinks we shouldn't bring these things forward if we can't make it happen. He said everyone just drops the ball.
- Karen O'Donnell said we shouldn't be tacking these projects on.
- Tom Whalen said we should use local contractors for projects and not the DPW for everything to be more efficient as DPW is busy.
- Brian Wall said we have to finish the projects we have.
- Tim Russo said for trails we could have a 4H or Boy Scout group walk the trails with GIS units and then pay for signage for trails to help the average person see what they are getting into.
- Kerry Richardson said if Open Space doesn't have authority for after the purchase to develop a vision he would want to see Open Space come with a contractor or joint applicant.
- Karen O'Donnell said Open Space could work with a trail committee but couldn't do the work.
- Brian Wall said CPC should talk to Town Counsel about voting to bid out jobs until the DPW is able to catch up.
- Karen O'Donnell talked about a Friends of Open Space group who is focused on making recommendations for moving projects forward.
- Brian Wall asked if a beach access purchase is outside of Open Space and Karen O'Donnell said she is not sure.
- Tom Whalen said Open Space started with Conservation.

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- Kerry Richardson asked if there is any opportunity for affordable housing would Open Space be open to it? Karen O'Donnell said yes and that they can work within the parameters of other uses.

Pratt House

- Andrew Zona and Karie O'Donnell introduced themselves and asked about a possible stewardship of the Pratt House with them doing most of the restoration work.
- Tom Whalen said the selectmen have control over the property so all communication must go to them; Carolyn Shanley said she will forward their information.

Grants

- Cindy Marcoux, Library Director introduced herself and said there are grants available through the Boston Public Library for digitalizing records.
- Tom Whalen said it would be best to bring a couple of groups together to do this.

Winslow House

- Aaron Dougherty, new director of the 1699 Winslow House introduced himself and said he is trying to decide what they want to accomplish in the new few months.

2. Affordable Housing Update

- Kerry Richardson said Housing Authorities in other communities are doing what they can do without working with CPC, rental programs, construction of new affordable housing, South Shore Habitat for Humanity, land acquisitions.
- Kerry Richardson said Jack Mather will not request additional funding because of the scarcity of housing and they would like to look at other options.
- Brian Wall said to talk to the town about buying land from the town.
- Kerry Richardson said Developer Peter Armstrong is moving forward on affordable housing with 50 units.
- Tom Whalen said 40B projects can get around the law; he said there are 550 affordable units in Marshfield, and only 17 come from the MHOPP program. Almost \$2 million has been spent for 17 houses. Tom Whalen said the best way to get the numbers up is to work with the developers.
- Bill Ivey said Cohasset got over the threshold and that Planning Board's Bill Last is coming forward with a plan soon to show changes in the industrial area to a PUD overlay for three story restrictions on housing.

3. Minutes to Approve

MOTION: Kevin Cantwell made a motion to approve the open meeting minutes from May 14.

SECOND: Tim Russo. Yes: Kevin Cantwell, Tim Russo, Brian Wall, Tom Whalen, Kerry Richardson. Abstain: Bill Ivey. Absent: David Paliotti, Dan Donovan.

Approved 09.10.2014

MOTION: Bill Ivey made a motion to approve the open meeting minutes from April 9.

SECOND: Tim Russo. Yes: Brian Wall, Tom Whalen, Kerry Richardson, Bill Ivey. Abstain: Kevin Cantwell. Absent: David Paliotti, Dan Donovan.

4. Adjourn Meeting

MOTION: Tim Russo made a motion to adjourn the open meeting at 9:30 p.m. SECOND: Brian Wall. Yes: Kevin Cantwell, Tim Russo, Brian Wall, Tom Whalen, Kerry Richardson, Bill Ivey. Absent: David Paliotti, Dan Donovan.

Meeting adjourned.

Respectfully submitted,

Carolyn Shanley